



**COLDWELL BANKER
COMMERCIAL**
ELITE



PREMIER RETAIL SUBLEASE OPPORTUNITY IN FREDERICKSBURG

FOR SUBLEASE

2378 Plank Road, Fredericksburg, VA 22401

Square Footage:	3,800 SF
Term Remaining	10 Years
Availability:	Immediate

A premier sublease opportunity is now available at **2378 Plank Road**, strategically located along the highly visible and heavily traveled **Route 3 commercial corridor** in the heart of **Fredericksburg, Virginia**. This corridor is home to a dynamic mix of national retailers, restaurants, service providers, and major shopping destinations, including **Central Park** and **Spotsylvania Towne Centre**. With direct access to **Interstate 95 (Exit 130)** just 1.5 miles away, the property benefits from exceptional regional connectivity and daily exposure to both local consumers and through-traffic. This sublease includes **3,800 SF of traditional retail space**.

With **10 years remaining** on the sublease, this property offers long-term occupancy in one of the region’s most sought-after commercial corridors, benefitting from high traffic counts, proximity to Interstate 95, and exceptional regional visibility.

- **Total Available SF:** 3,800 SF
- **Sublease Term Remaining:** 10 years
- **Availability:** Immediate
- **Zoning & Use:** Retail, showroom, warehouse/flex permitted by-right
- **Utilities:** Fully conditioned, electric service stubbed, water & sewer available

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	3,990	11,094	23,511
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	1,702	4,811	9,558
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$103,373	\$100,663	\$117,574



RETAIL SPACE (3,800 SF)

- Dedicated reception area
- Nine private rooms (ideal for offices, service areas, or treatment rooms)
- One large open-plan area
- Kitchenette
- Two private restrooms
- Multiple storage areas

STRATEGIC LOCATION & TRAFFIC VOLUME

- Located directly on **Route 3 (Plank Road)** – a major commercial artery in Fredericksburg
- **Average Daily Traffic on Route 3: ~65,000 vehicles/day**
- **Average Daily Traffic on I-95 (near Fredericksburg): 106,000-128,000 vehicles/day**
- **Proximity to I-95: ~1.5 miles** via Plank Road (Route 3)
- Situated in the region's core commercial district with excellent access and visibility



RETAIL AERIAL MAP (EAST)

DOWNTOWN FREDERICKSBURG ↑



Westwood Shopping Center



Greenbriar Shopping Center



Plank Road (Route 3)
~65,000 VPD



Gateway Village Shopping Center



SITE



RETAIL AERIAL MAP (WEST)

 SPOTSYLVANIA
TOWNE CENTRE

CENTRAL PARK SHOPPING COMPLEX



I-95
106,000-128,000 VPD



Plank Road (Route 3)
~65,000 VPD

EXIT 130A/B



 THE HOME
DEPOT



 Pep Boys

SITE

**Gateway Village
Shopping Center**





OFFERING MEMORANDUM

PREMIER RETAIL SUBLEASE OPPORTUNITY IN FREDERICKSBURG

2378 PLANK ROAD | FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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